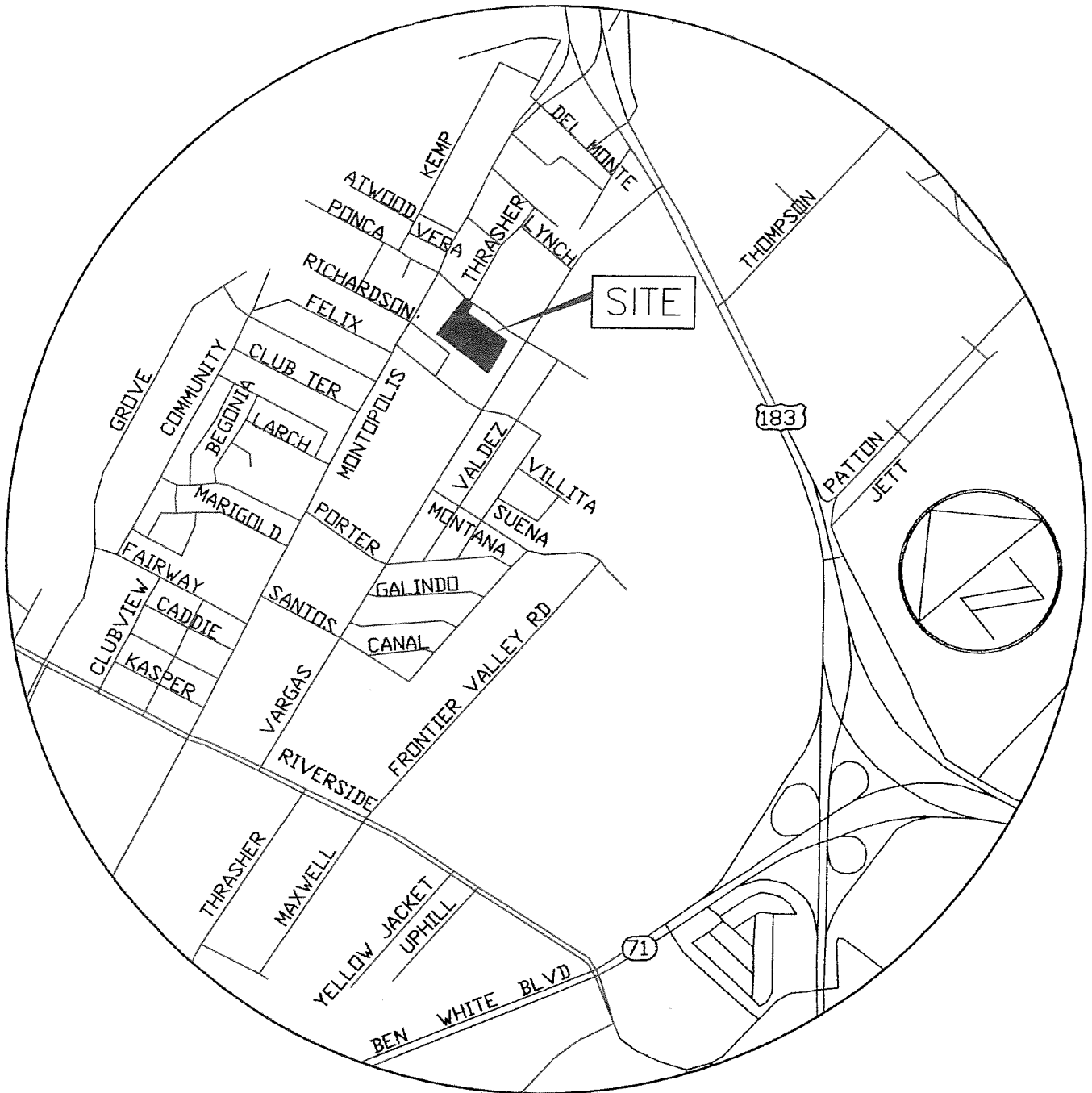


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2015-0083.1A**PC DATE:** February 23, 2016**SUBDIVISION NAME:** Ponca Street Subdivision**AREA:** 4.79 acres**LOTS:** 16**APPLICANT:** Jesus Sandoval**AGENT:** Stafford Development  
(Joe Stafford)**ADDRESS OF SUBDIVISION:** 6317 Ponca Street**GRIDS:** L19**COUNTY:** Travis**WATERSHED:** Country Club East**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 3**LAND USE:** Residential**NEIGHBORHOOD PLAN:** Montopolis**VARIANCES:** none**SIDEWALKS:** Sidewalks will be constructed along both sides of Thrasher Street.

**DEPARTMENT COMMENTS:** The request is for the approval of the final plat of the Ponca Street Subdivision. The plat is comprised of 16 lots on 4.79 acres. The applicant proposes to develop 15 lots for residential purposes, with one lot for drainage and water quality. The proposed lots comply with zoning requirements for use, lot width and lot size.

**STAFF RECOMMENDATION:** The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.

**PLANNING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)



LOCATION MAP  
NOT TO SCALE

# PONCA STREET SUBDIVISION

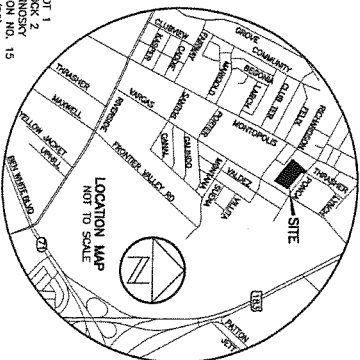
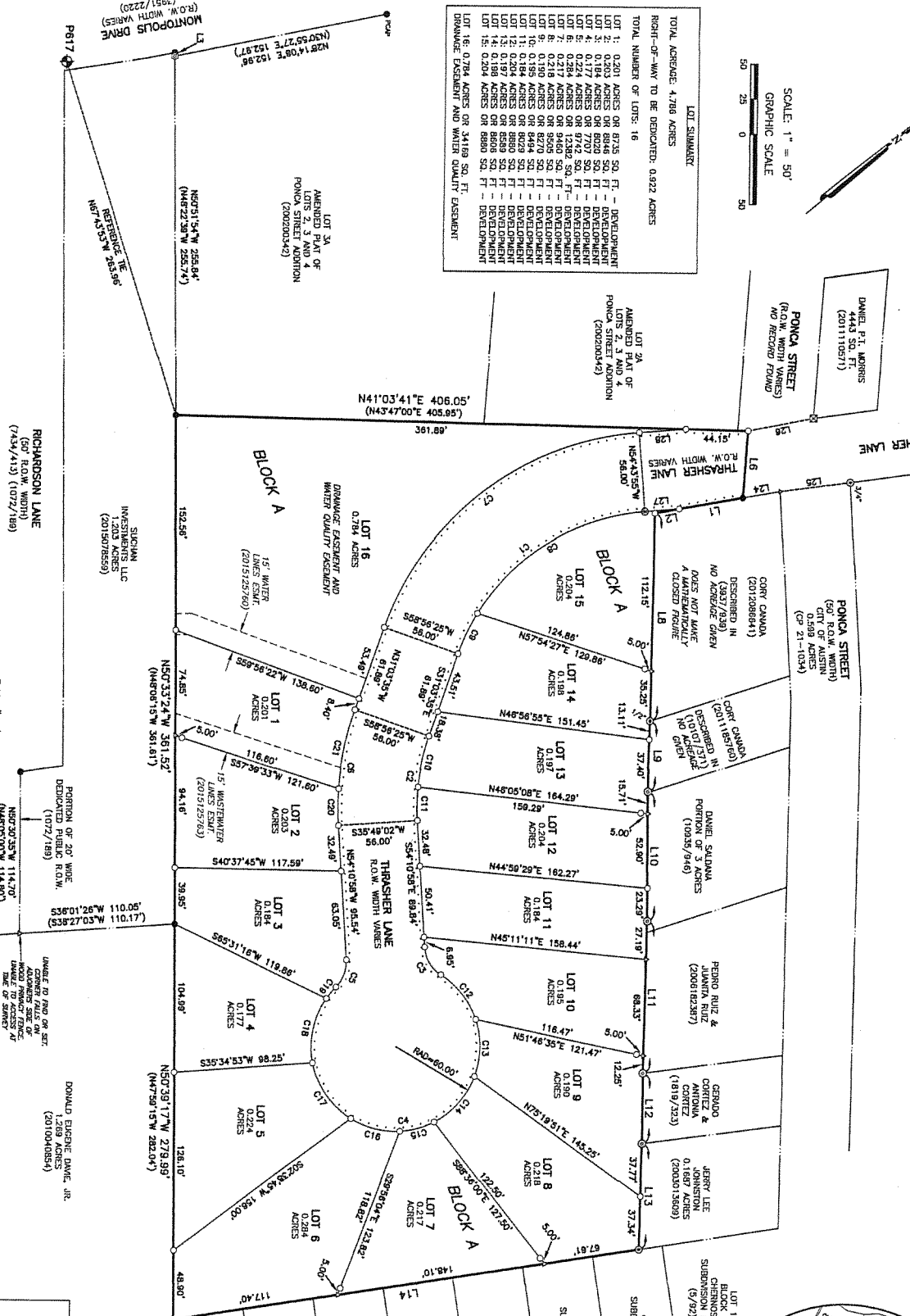
SCALE: 1" = 50'  
GRAPHIC SCALE



**LOT SUMMARY**

LOT	ACRES	OR	FEET	DEVELOPMENT
LOT 1	0.201	ACRES	OR 67.35	DEVELOPMENT
LOT 2	0.184	ACRES	OR 60.29	DEVELOPMENT
LOT 3	0.184	ACRES	OR 60.29	DEVELOPMENT
LOT 4	0.177	ACRES	OR 77.97	DEVELOPMENT
LOT 5	0.224	ACRES	OR 81.24	DEVELOPMENT
LOT 6	0.218	ACRES	OR 74.72	DEVELOPMENT
LOT 7	0.217	ACRES	OR 74.72	DEVELOPMENT
LOT 8	0.218	ACRES	OR 74.72	DEVELOPMENT
LOT 9	0.218	ACRES	OR 74.72	DEVELOPMENT
LOT 10	0.184	ACRES	OR 60.29	DEVELOPMENT
LOT 11	0.184	ACRES	OR 60.29	DEVELOPMENT
LOT 12	0.184	ACRES	OR 60.29	DEVELOPMENT
LOT 13	0.184	ACRES	OR 60.29	DEVELOPMENT
LOT 14	0.184	ACRES	OR 60.29	DEVELOPMENT
LOT 15	0.204	ACRES	OR 68.80	DEVELOPMENT
LOT 16	0.204	ACRES	OR 68.80	DEVELOPMENT

RIGHT-OF-WAY TO BE DEDICATED: 0.922 ACRES  
TOTAL NUMBER OF LOTS: 16



- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
  - 1" IRON PIPE FOUND (OR AS NOTED)
  - ⊙ METAL CHAIN LINK FENCE POST FOUND
  - ⊗ COTTON SPINDLE WITH "CHAPARRAL" WASHER SET
  - ⊕ 1" BOLT FOUND
  - ⊖ 600 NAIL FOUND
  - ⊗ X IN CONCRETE FOUND
  - ⊕ A CALCULATED POINT
  - ⊖ ( ) RECORD INFORMATION
  - ⊕ ( ) SINKHOLE LOCATION

PROJECT NO.: 040-092  
DRAWING NO.: 040-092-R-PONCA  
PLOT DATE: 11/17/15  
PLOT SCALE: 1" = 50'  
DRAWN BY: JDE  
SHEET: 1 OF 2

**Chaparral**  
Professional Land Surveying, Inc.  
3500 Macoli Lane  
Austin, TX 78744  
512-443-1724  
Firm No. 10124500

Professional Land Surveying, Inc.  
Surveying and Mapping  
11/17/15  
JDE  
R.P.L.S. No. 8016

**BENCHMARK INFORMATION:**  
B.M. #1: SQUARE IN BACK OF CURB IN THE SOUTH CURB LINE OF RICHARDSON LANE +/- MONROPOS DRIVE AND RICHARDSON STREET. ELEVATION = 454.24'  
VERTICAL DATUM: NAD 83 (GEOID 08)

CH-2014-0083.1A

